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S.G. Shirley Murphy
with kind regards.

SGH.

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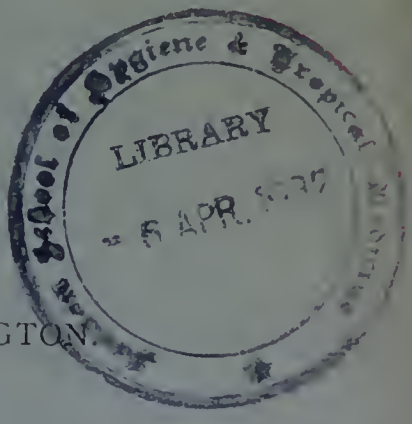
THE HOUSING OF THE POOR IN LONDON.

18

Lecture delivered at Essex Hall, Essex Street, Strand, W.C.
November 18th, 1889.

REVISED.



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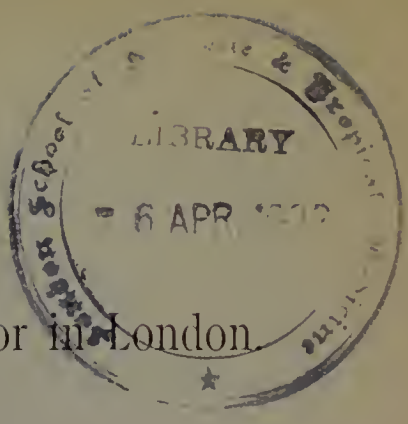

The Housing of the Poor in London.

Citizens of all classes, must be deeply interested in such an important question as the housing of the poor in this huge densely-populated area, to which is given the inclusive name of London. Although much has been done, through the action of both private and public bodies, to provide the working classes with homes at once healthy, comfortable, and cheap, we should indeed look for still greater advances. All must feel the immense importance of the influence which a good home has on the condition, health, and morals of all men, but more especially the working man.

Every improvement in the social conditions of the lowest substratum of the people, means a direct increase in their health, their morality, and their wage-earning capacity, and it should be borne in mind, that in the same proportion it involves a diminution of the expenditure on gaols, work-houses, and poor relief.

It is sad, that whilst education has done, and is doing, so much to elevate the minds and tastes of the poor, by no means proportionate attention has been paid to the provision of healthy and comfortable homes.

The problem, which those interested in the question have endeavoured, and are endeavouring to solve, is to provide, instead of miserable house accommodation, for which extremely high rentals are charged, which is ill arranged, insanitary, overcrowded, and lacking the conditions under which the ordinary decencies of life can be observed, clean

houses at moderate rates, with proper ventilation and sanitary arrangements, and not too far from the places where the occupants have to work.

Many extensive and excellent improvements have been carried out during the last forty years, in bettering the houses of the working classes, but such improvements have not increased proportionally with the demand, and there is an inexhaustible field for the work that capital, energy, and thought might do.

A short time ago, by chance I laid my hands on a Report, concerning the sanitary state of the City of London, in the year 1850, by Mr. Simon. The author's **terrible description of the condition of poorer London forty years ago** should not be dismissed as altogether a thing of the past, and as being in no way a description of the state of affairs in the year 1890. It is true that the faults of most of the tenements to be condemned may be now not quite so apparent and startling, but the ignorance of the public concerning the disgraceful state of poorer London is much to be regretted.

Mr. Simon writes, "Courts and Alleys, with low, dark, filthy tenements, hemmed in on all sides by higher buildings, having no possibility of any current of air, and (worst of all) sometimes so constructed back to back, as to forbid the advantages of double windows, or back doors, and thus to render the house as perfect a *cul-de-sac* out of the court, as the court is a *cul-de-sac* out of the next thoroughfare. This could never be otherwise than a cause of sickness and mortality to those, whose necessities allot them such residence, and I assure you of the incontrovertible fact, that subsistence in closed courts is an unhealthy and short-lived subsistence, in comparison with that of the dwellers in open streets. In habitations of this kind, the death-rate would of necessity be high, even if the population were thinly distributed in the district. Judge, then, how the mortality of such courts must swell your aggregate death rate for the

city, when I tell you that their population is in many instances so excessive in itself, as by its mere density to breed disease. Statistics can give you no conception of this crowding. Instances are innumerable, in which a single room is occupied by a whole family, whatever may be its number, and whatever the ages and sexes of the children. It is no uncommon thing, in a room of twelve feet square or less, to find three or four families styed together (perhaps with infectious disease amongst them) filling the same space night and day. Who can wonder at what becomes physically or morally of infants born in these bestial crowds ? "

Mr. SIMON's description of the state of things in 1850 is truly shocking. Although many blocks of improved dwellings have been erected since that date, it cannot be said that the year 1890 finds the majority of dwellings in east London or other parts of poorer London furnishing healthy living accommodation to the tenants. I have frequently seen lately, many tenements which ought not to exist in the midst of any civilized community, which, through the grasping nature of sub-landlords or the neglect of officials, were more like dens of beasts than dwelling rooms for man. Yes, indeed, **the area for improvement is still large in spite of the latest efforts of Companies and Philanthropists** and disgracefully constructed tenements may be found even within a stone's throw of the Houses of Parliament. Things are permitted in East London in the matter of unwholesome dwellings, which, in the quarters inhabited by the well-to-do classes, would instantly " bring the sanitary inspector, the vestry, and the local authority down upon the offending landlord." However, those who would set class against class will find that the cruellest landlords, receiving 10, 20 and 30 per cent. from these detestable habitations, are nearly connected by birth and by circumstances to those they oppress. The landlord who never fails to call for the weekly rent, earned not by the wages, but by the very life-blood of his tenants knows too well the state of the case, but escapes scot free.

The action of the magistrate in connection with the exposure and condemnation of premises in Ann's Place, Shoreditch, during November, 1889, is highly commendable. His Worship accompanied by others, made a very thorough examination of the houses personally, from the first floor to the garrets. In delivering judgment, Mr. M. Williams said : "I have not the smallest doubt what I ought to do, now that I have seen the premises. I quite agree that they are in a most insanitary state, and unfit for human habitation at present. It is really a mystery how families of tens, and twelves have existed in them, and everybody must commiserate with them. I do not care under what circumstances this summons came before me ; I consider that the thanks of the public are due to those who were instrumental in having it issued. I can have no doubt that the houses are perfectly unfit to live in, and I shall direct them to be closed, and to remain so until they are made fit for human habitation. It is a question for the defendants whether it will be worth while to throw good money after bad. I do not doubt that they have lost their money, but private interests must suffer. So far as the public go, these premises will be closed, and I must have evidence that they are habitable, before I allow them to be reopened. I consider that the same remark applies to the whole of the houses in the court ; all are utterly unfit for habitation ; and if the summonses are brought before me, I do not see how I can make a different order from that which I have given in this case. It is for the landlords to determine whether they will wait to have the law put in force. The only thing that presses upon my mind, is where the poor people are to go who will be turned out. There are 108 persons, I do not know where on earth they are to go ; but I hope the greatest possible consideration will be shown to them. True, they are in a bad state where they are ; but if they are turned into the streets houseless, and homeless, possibly they will be worse off for a time, and therefore I trust that the landlords will treat them with the utmost

consideration. I am sure that they will." The order was made accordingly.

Immediately following on this case, several sanitary officials made demands in various courts, for legal assistance to have certain owners compelled to make tenements fit for habitation. Thus the agitation of Mr. Burnet E. Burleigh, who was the main instigator of the above proceedings, will be encouraging to those who are anxious to bring about real practical improvement in the homes of the poor. The Fair Rents for Healthy Dwellings' Committee are now doing much good work, in taking proceedings against the owners of slum property. Also the Central Sanitary Aid Committee, appointed by the Mansion House Council on the Dwellings of the Poor, assisted by Local Committees, is doing much good work in exposing nuisances, and insisting on the enforcement of the laws in respect to buildings and sanitary affairs.

People seem gradually to be awakening to the knowledge of the immense power the London vestries have by law, to reform the dwellings of the poor, and how that power is often so disgracefully neglected, and withheld, owing to the personal interests of the vestry men. Indeed, many men, otherwise good and worthy, but blinded by ignorance and self interest, sit as members of these vestries, upholding the strongest barriers against improvement, and thus perpetuating influences of the most destructive character. In the words of Mr. James Hole on Local Misgovernment, "Among the bodies who should protect the public against nuisances, will be found many who are the greatest nuisance makers; these know well enough how to protect their own fancied interests. If the paid officers are intelligent and energetic men, unless they are supported by the municipal body, they soon find out that the safer and more politic course is to avoid troublesome questions, and jog on as easily as may be, and like Dogberry, if anyone gives them trouble, they find it easier to 'take no note of him, but let him go, and thank heaven they

are rid of a bore.'" The working man and ratepayer is himself much to blame, in not taking a more active interest in the election of the local authorities.

I cannot do better than refer to the **leading recommendations and opinions of a special Committee of the Charity Organisation Society,** drawn up in the year 1873, which in a measure led up to the Artisans' Dwellings' Act of 1875, and which still hold good as a guide to projectors of any new scheme. The following is a selection from the Report :—

(1.) For economy of time, of wages, and of strength, the bulk of the working classes must lodge in the vicinity of their daily employments, and if they are driven from their present habitations, they will resettle in the same neighbourhood, at whatever costs to themselves and others. There is a real need of houses and tenements, available even for mechanics, in the central parts of London, but overcrowding depends rather on the inability, or unwillingness of a large proportion of the poorer classes, to pay the rent requisite to obtain sufficient accommodation. It is certain that so long as houses, unfit for habitation, are allowed to stand, they will be occupied on account of their cheapness, and it is, therefore, of great importance, that such houses should be demolished as rapidly as possible.

(2.) The task of providing the working classes with suitable habitations in the interior of London, cannot be successfully undertaken, either by individual, or associated enterprise, unaided by special powers of sale or purchase.

Individual enterprise could provide suburban dwellings. Associated enterprise, assisted by compulsory purchase, would surmount the difficulty of obtaining sites, make reconstruction practicable and profitable, supplying the maximum accommodation (about one half more than that available at present) on the area cleared.

(3.) The obstacle to reform, is inability to purchase, and to purchase particularly for this specific object. So long

as building associations are left to deal with Corporate or private proprietors, directly or unaided, the work must be crippled and tardy!

The remedy therefore lies in the compulsory purchase, by some suitable authority, of condemned property and property adjacent to that condemned, when required for an improvement scheme, with full compensation to the owner, under arbitration; and in the sale and lease of such property to private or associated building agencies, by which, under appropriate restrictions, the task of reconstruction would be undertaken.

(4.) In all Railway and Improvement Acts, the laws should provide that suitable dwellings should be erected for the population to be evicted.

(5.) In order that Capital may be available for the construction of dwellings for the lowest self supporting class, viz., labourers earning less than 20s. per week, the Public Works' Loan Commissioners, who have already power to make loans at 4 p.c. under the Labouring Classes Dwellings' Act, 1866, should be empowered to lend at a low rate (say 3½ p.c.) for this purpose.

The above recommendations and opinions of the Charity Organisation Society, have been more or less followed out by many of the upwards of forty commercial companies and agencies, which are engaged in London, in improving the dwellings of the weekly wage earning class. A list of the various Companies and Agencies, with a synopsis of their works is appended at the end of this pamphlet.

It is an **undoubted fact that the majority of tenants of the various blocks throughout London do not belong to the class of very poor,** and what is now most wanted, is to provide clean and healthy homes for people somewhat poorer than those who at present avail themselves of Artisans' Dwellings. The problem is, can homes for the very poor be made to pay? I believe they can.

On the 12th of October last, Mr. Henry C. Burdett wrote to one of the leading London daily papers a most interesting letter entitled, "The inner life of poorer London." He suggests many remedies for the bettering of the condition of the poor, but I will only refer to that proposal which is connected with the improvement of their dwellings.

He writes, "It may be observed that the Newspaper Commission on London Workmen's Dwellings some years ago proved conclusively that the first step to reform on this question must be to place the metropolis under the control of a municipality. This Mr. Ritchie has now accomplished. The London County Council have now secured the services of Dr. Shirley F. Murphy as its medical officer of health, the Mansion House Committee has accumulated a mass of important information, and with the co-operation of the District Conferences, it should not be difficult to provide every poor family with adequate accommodation at a reasonable cost." Now, the writer seems rather to think that provided there is a will there is a comparatively easy way in this matter and that it is now not difficult to provide the cheap tenement for the very poor.

But any one interested in this great question will find on careful enquiry from the right quarters that it is a very difficult problem indeed and that the Industrial Dwellings throughout London provide at present for the well-to-do poor and in very few instances indeed for the very poor. **The great difficulty now seems to be to provide decent accommodation for the very poor.** This difficulty is not only to be found in London, but in our large provincial towns and the Manchester Corporation are now actively engaged, and I hope successfully, arranging for the provision of such tenements.

A reasonable suggestion would be for the County Council to build several sample blocks on the most approved and economical principle, and when these were completed and the cost ascertained by incontestible figures, the lowest rent

at which such tenements could be let to produce a reasonable rate of interest could be determined.

Any such operation would however require to be carried out with great care and judgment, so that the nett produce of the rental should at least cover the interest on the total cost of the outlay, and to secure this object the rents charged should not be reduced too low in the first instance. Any heavy burden thrown upon the rates should be avoided as tending to put a check upon the movement.

It will be found that the cost of land is an important and difficult element. With land at a moderate cost such buildings on the most approved principle and at reasonably low rentals can certainly be built to produce a small percentage on the cost, though probably not such as to induce speculative builders to undertake the provision of such accommodation for the poorer class of work people.

It is rare in any model dwellings throughout London to find the rents of single room tenements so low as 1/6 a week, and in my wanderings through several blocks, I have found only a few at 1/9 and 2/-.

Four per cent. dividends have been paid on a price for ground of 30 to 45 shillings per yard, the rent of the rooms averaging 2/6 per week, including rates and taxes.

It would appear, as pointed out lately by Mr. William Smart, that outside the work of the various philanthropic societies for the bettering of workmen's dwellings, the poorer classes of London spend one-fifth * of their income in rent, the average charges being for one room 3s. 10¾d., for two rooms 6s., and for three rooms, 7s. 5½d. The various dwellings companies provide healthy tenements at rents ranging from 2/6 to 9/- or 10/-. They are occupied mainly by the better class of workpeople earning wages of 28/- or 30/- a week and upwards. The East End Dwellings Company has however been able to provide single rooms at from 1/6 to 2/2, and

*Two workmen, in Camden Town, told the author the other day their rent was more than one quarter their income.

large rooms for married couples at 2/9 to 3/6, and this company has paid a 4 p.c. dividend.

I have made several detailed designs for **blocks of dwellings for the very poor.** Such blocks are arranged with open staircases and open balcony passages in groups of four tenements. Each group has passage sink and w.c. arranged with one isolation entrance door from the public balcony of block. Rooms, I believe, would pay 4 p.c., letting at rental of 1/6 for single rooms, and 2/- for double rooms.

The County Council have now, as all probably realize, an immense responsibility in this matter. Some people rather look to them as agents who have it in their power to carry on and complete the work of private enterprise and rebuild the slums. The question of obtaining the sanction of the rate-payers for the deficiency arising from very low rents may be dismissed at once for many reasons, and it should always be remembered that dwellings below cost price would tend to increase the pressure of population in the metropolis, and wages would fall.

On the other hand, all know that however good a mechanical contrivance may be in its technical detail, if the workman is careless and indifferent, not even the best machine will go well. So **if the existing Acts against the letting of Unhealthy Dwellings, and the existing laws against unsanitary houses were rigidly and properly enforced by all acting officials, a rapid stride would be made in bettering the squalid parts of London.** This the County Council seem fully to recognise and amongst other actions taken they have appointed an active Medical Officer of Health.

The natural tendency of all the companies and agencies in London for improving the dwellings of the poor has been to erect huge blocks combining under one roof in some cases hundreds of isolated families and tenants. Some of these Blocks, such as the Charlotte de Rothschild 4 p.c.

Industrial Dwellings, Commercial Street, E., are enormous buildings. The value of land and the expense of construction compel that such should be the case. The consequence is that there are throughout London huge barrack-like buildings, some of them exceedingly ugly and unhomelike to look at, whilst others by skilful treatment have been rendered more attractive.

I have visited many Blocks in different parts of London, and the best examples will be found among the following :—

Brunswick Buildings, Goulston Street, Aldgate.

Peabody Buildings, Dufferin Street, Finsbury Square.

Charlotte de Rothschild, 4 p.c. Industrial Dwellings, Commercial Street, E.

Katherine Buildings, Cartwright Street, Sparrow Corner, Tower of London.

Industrial Dwellings, Whitechapel, Wentworth Street, E.

Gatcliff Buildings, Pimlico.

Of all the Blocks the Gatcliff Buildings, Pimlico, is perhaps the best, as it combines excellent planning and arrangement with an attractive exterior. I have made several visits to the Buildings and interviewed tenants in the single, double, and three-room tenements, who all seemed to be happy and healthy. Indeed one almost longed to take rooms there oneself, all seemed so cheerful and clean.

The Building is ably looked after by the Superintendent, Mr. Baldwin. Appended is a list of the rentals of this building.

	Cheapest.	Dearest.
Single Room	2/6	3/3
Double Room	4/-	4/9
Three Room	4/9	5/9
Four Room	— none	—

N.B.—All these include the use of staircase, balcony, passage, and joint use with three other tenants of w.c., sink, and water service.

On the other hand some **objections have been made to the block system** as heretofore carried out. A tenant in one of these large blocks of Model Dwellings wrote to the *St. James's Gazette* of Sept. 11, '89, as follows :—

"Philanthropy, with or without its 5 p.c. has been tried in many ways, but at present no method seems so popular as that of erecting huge barrack-like buildings for the housing of the poor. . . . . Although they may be very excellent in theory and practice they fall short of the ideal in many ways. In order to test the whole system the writer has lived in———— Buildings, and therefore his deductions may prove useful though commonplace. With regard to overcrowding, very little good seems to have resulted; the rents are too high for the poor who indulge in the delights of overcrowding, while the more respectable do not like the idea of going into "the buildings." They have a deeply-rooted dislike to living on the same staircase as twenty other families who may or may not be respectable and consider moving into "the buildings" as only a step better than "the house."

The writer goes on to speak of the risk of infection and also speaks of the annoyance of the instant removal of the sick from home to a hospital as in many cases decidedly annoying to the family of which the sick person is a member.

The first of these objections defeats the other from the fact that infection is reduced to a minimum by the instant removal of the sick. I would also add that almost all blocks are arranged with open ended staircases and open passage balconies, so that the isolation of tenements is almost as complete as in separate houses.

The writer continues :

"Sufficient care is not taken to ensure cleanliness. The people are supposed—but in most instances only "supposed"—to take turns in cleaning the steps and landings; but as one woman on the next staircase said to me the other day—'the others won't take the trouble, so, if I want the place clean, I have to do it always myself.'"

I consider the writer exaggerates the deficiences. I have been over a large number of these Blocks in different parts of London. Generally speaking, the staircases are well kept. If they are badly kept it is due to want of action on the part of the Superintendent, and is an instance of careless and

indifferent officialism. The writer of this article does not, however, leave us in the dark without suggesting some substitute for what he considers unsatisfactory in the Block system. He goes on to say:

"What are wanted are not huge buildings but nice cottages with a tiny garden at the door, and these will be found to pay a better percentage than blocks."

The writer is right; **what is wanted is "nice cottages" with a tiny garden at the door,** and it is possible to provide these at 4 p.c. when land at reasonable prices can be procured. *But* it is quite impossible to provide them in those parts of the metropolis where land is very valuable, and where at the same time, there is a great demand for houses for the working man. Indeed, on the same piece of land, five or six times as many tenements can be provided by the Block System as by the Cottage System.

What I think might in many localities be feasible is to arrange and provide a medium between the bare and plain Block and the Cottages. I have planned and designed a **Scheme for Model Cottage Homes,** only two stories high, which, allowing for rates, taxes, empties, collection, &c., would yield a 4 to 5 p.c. profit if built on land, at 2d. to 2½d. a foot per annum. Each double room tenement has isolated entrance door, yard, w.c., sink, coals, and larder. The rents would run from 4/6 to 5/. I have also designed one or two schemes which embody an effort to give to a Block of Industrial Dwellings less of that barrack-like appearance and to take out of it as much as possible what our correspondent in the *St. James's Gazette* calls "the buildings" character. Surrey Lodge, Kennington Road, is an example where a block has been treated picturesquely but not extravagantly.

I have not entered, except very generally, into any statistics of the death rate of the question. It is indeed a subject, which unless thoroughly entered into, had better not be touched upon.

It is, however, shown by the figures of the Metropolitan Association for improving the dwellings of the poor; that the death rate in the blocks is much lower than that of the metropolis generally, and this notwithstanding that the average of population in the blocks is at least four times more to the acre than in the most densely populated parts of London. In the year 1875 the Metropolitan Association rate of mortality was 14 per 1000, and not exceeding 14 per 1000, whilst in the metropolis generally 24 per 1000 and upwards. In the year 1888 the Metropolitan Association rate of mortality was 13·75 per 1000, or allowing for tenants who died in hospital 15·60 per 1000, whilst in the metropolis generally 19·6 per 1000.

I trust however that future years may give to **new blocks a more attractive and homelike appearance.** Heretofore the difficulties of arrangement and planning have been in many cases overcome, but with few exceptions, London has yet to build blocks which will not deserve the poor man's cry, that he considered moving into "the buildings" only a step off moving into "the house."

Commercial Companies, and other agencies which are employed in the metropolis in improving the dwellings of the weekly wage-earning class. 1890.

Metropolitan Association for Improving the Dwellings of the Industrial Classes (1841). Tenements, 1,432; families accommodated, 1,432; individuals, 6,325; class of occupants; in all, 230 different occupations. 8 Finsbury Circus, E.C. Secretary, Charles Gatcliff, Esq.

Strand Buildings' Company (incorporated under "Labourers' Dwellings' Act, 1857"), Eagle Court, Strand, W.C. Tenements, 38; families accommodated, 38; individuals, 185; class of occupants, shoemakers, blacksmiths, compositors, commissionaires, &c. 33, Norfolk Street, Strand, W.C. Secretary, Charles Belton, Esq.

Improved Industrial Dwellings' Company, Limited (1863). Improvements in operation in all parts of the metropolis. Families accommodated at June 30, 1889, 5,090; individuals, about 26,000; accommodation in process of being provided for 216 families, or about 1,000 persons; class of occupants, carmen, carpenters, policemen, warehousemen, labourers, &c. 34, Finsbury Circus, E.C., Secretary, James Moore, Esq.

Corporation of City of London (1864). Corporation Buildings and Farringdon Road, (1880); Viaduct Buildings, (1875). Tenements 238; Families accommodated 238; individuals about 998; improvements in operation at Farringdon Road and Holborn Viaduct; class of occupants, artisans and labourers. Guildhall, E.C., Office, the Town Clerk.

Victoria Dwellings' Association (1875). Tenements 906; families accommodated 750; individuals 3,750; accommodation for 156 additional families; improvements in operation at Battersea Park Road, Stroud Vale, King's Cross, and Red Cross Street, Southwark; class of occupants, artisans and labourers of all trades, including railwaymen and costermongers. 9, Victoria Chambers, Westminster Abbey, S.W., Secretary, Mr. G. Henniker.

Artizans', Labourers' and General Dwellings' Company, Limited, (1867), Shaftesbury Park, near Clapham Junction, S.W., 1,200 houses; Queen's Park, Harrow Road, W., 2,250 houses; Noel Park, Wood Green, N. (now in progress), 2,600 houses; Portman Buildings, Lisson Grove, 287 tenements; Gray's Inn Buildings, 150 tenements; Cold Bath Buildings, 91 tenements; Shepherds Place Buildings and Carpenter Street Buildings, 68 tenements; other block Buildings in progress in Seymour Place and East Street, Marylebone, and Rosoman Street, Clerkenwell; average occupancy 1·50 persons to a room; average occupancy shown by census, 6·50 persons to a house. 16 Great George Street, Westminster, S.W. Secretary, Walter Jackson.

Columbia Square Model Dwellings. Tenements, 190; families accommodated, 190; individuals, 792. Estate and General Offices (Baroness Burdett Coutts), Columbia Market, E. Agent, L. A. Harrison, Esq.

St. George's (Hanover Square) **Model Dwellings' Association;** for improving the Dwellings of the Labouring Classes, by donations (1849), 333, Oxford Street, W. Surveyor and Hon. Secretary, R. H. Burden, Esq.

Peabody Donation Fund. Tenements, 5,071; individuals accommodated (31 Dec. 1888), 20,403. Income (1888) £29,611; (net) £20,403. Applications for rooms are received by the resident Superintendents. Secretary, J. Crouch, Esq., 64, Queen Street, Cheapside, E.C.

Incorporated Society for Improving the Condition of the Labouring Classes (1844). Individuals accommodated, 682; class of occupants, the poorest labouring classes, a few artisans. 8, Southampton Row, Holborn, W.C. Secretary, Alfred Humphreys, Esq.

South London Dwellings' Company, Limited. Improvements in operation at Lambeth and Kennington Road. 15 six-roomed cottages, 20 two-roomed tenements, 123 rooms which can be let as 1, 2, 3, or 4-roomed tenements; 15 shops having 21 rooms attached, and 18 bedrooms in coffee tavern. Managing Director, Miss Cons, Surrey Lodge, Lambeth Road, S.E.; Hon. Sec., W. Blyth, Esq.

Marylebone Association for Improving the Dwellings of the Industrious Classes (1854). Tenements, 405. 65, Marylebone Road, W. Secretary, C. R. Stokes, Esq.

Central London Dwellings' Improvement Company, Limited (1861) Properties near Drury Lane and Holborn. Tenements, 187; families accommodated, 177; individuals, about 800; class of occupants, porters, street sellers, labourers, journeymen tailors, &c. Mr. Betts, 2, Gray's Inn Place, W.C. Hon. Sec., R. W. Munro, Esq.

Bell Street Buildings (1871). Tenements, 32; families accommodated, 32: individuals, about 131; class of occupants builders or plasterers, labourers, shoemakers, &c. 1, Clifton Place, Sussex Square, W. Miss C. A. Martineau.

The Misses Shaen (Freshwater Place, and 207, Marylebone Road, W). Bought by Mr. Ruskin, 1866. Tenements 6; families accommodated, 21; individuals, 82; class of occupants (Marylebone Road), dressmakers, old servants, &c.; (Freshwater Place), "a poorer and rougher class." 15, Upper Phillimore Gardens, W.

National Dwellings' Society, Limited (1875). Campden Houses, Peel Street, and Silver Street, Notting Hill, W. 7 blocks, 134 separate dwellings. Chichester Houses and Derby Houses, Great Eastern Street, E., 2 blocks, 59 dwellings. St. Agatha's Square, Shoreditch, E.C., 48 dwellings. Waterloo Square, Camberwell Green, S.E., 13 blocks, 600 rooms. 22, Budge Row, Cannon Street, E.C. Secretary, Mr. F. Thomas.

A. G. Crowder, Esq. (George Yard Buildings, Whitechapel, E.) (1876). Tenements, 45, and large room used as a club-room and for mothers' meetings; families accommodated, 45; individuals, 200. E. Bond, Esq. (3 & 4, Angle Alley), Tenements, 6; families accommodated, 6; individuals, 27. E. Bond, Esq. (92 to 94, Wentworth Street, E.) Tenements, 13; families accommodated, 13½, individuals, 47. The Earl of Pembroke, (75 to 83, Wentworth Street, 1, 2, 5, 6, 7, 8, Angle Alley). Tenements, 68; families accommodated, 64; individuals, 248. Office to which communications should be sent as to these dwellings: 9, George Yard Buildings, Whitechapel. F. Hewitt, Superintendent.

The Misses Stirling (1871) (Walmer Street, and Walmer Place, Marylebone). Tenements, 70; families accommodated, about 80; individuals about 330; class of occupants, charwomen, labourers, painters, carpenters, &c. Miss Sterling, The Crag, Falmouth.

Trustees of the Wells and Campden Charity (Wells Buildings, Wells Cottages). Tenements, 36; families accommodated, (6th January, 1881) 27; individuals, 142. Improvements in operation at Hampstead. Class of occupants: policemen, labourers, carpenters, bricklayers, &c. F. J. Munro, 22, Thurloe Road, Hampstead, N.W.

Drapers Place Dwellings' Co. Ltd. Houses, 31, in Brantome Place, formerly Drapers Place, Burton Street, W.C. Class of occupants: costermongers, bricklayers, labourers, charwomen, laundresses, &c. *Hon. Sec.*: Miss E. S. Lidgett, 40, Gordon Square, W.C.

Lever Street Buildings (1879), City Road, E.C. Tenements, 6; families accommodated, 6; individuals, 34; class of occupants: cabinet-makers, surgical instrument makers, printers, &c. Miss Sharpe, 1, Highbury Terrace, N.

W. S. Seton-Karr, Esq. (67, Lowndes Square). Rooms, 18, families accommodated, 9; class of occupants, bricklayers shoemakers, labourers, &c. Eight small cottages at Little Blenheim Street, King's Road, Chelsea. Miss Cons, Surrey Lodge, Kennington Road, S.E.

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